



**Duke Street, Ipswich, IP3 0BX**



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**Duke Street, Ipswich**

This spacious, well-presented, 2nd floor apartment is situated within a short walk of Ipswich Marina and benefits from two bedrooms, a lounge with Juliet balcony and residents parking.



## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Agents Note:

\*Additional charges are payable to Sinclair Gardens Investments including water rates, buildings insurance and reserve fund.

## Location

Walking distance to the Marina and only a short walk from the high street. This area is a mix of residential and commercial sites, and boasts a number of cafes, bars and takeaways, and the University of Suffolk and Suffolk New College campuses are close by. Ipswich is a thriving town close to the Essex-Suffolk border, and boasts a wealth of attractive features, including a prosperous high street that supports two indoor shopping centres; a variety of entertainment and leisure activities,

## Entrance Hall

9' 10" x 6' 10" ( 3.00m x 2.08m )

An airing cupboard.

## Lounge

15' 3" x 12' 6" ( 4.65m x 3.81m )

Juliet balcony to the front aspect, radiator and a TV point.

## Kitchen

11' 6" x 6' 2" ( 3.51m x 1.88m )

Range of eye and base level units in wood with marble effect work tops, stainless steel 1 and a half bowl sink with drainer unit, an extractor hood, tiled splash back, space for a fridge freezer and washing machine, vinyl flooring and a broom cupboard.

## Master Bedroom

16' x 8' 10" ( 4.88m x 2.69m )

Double glazed window to the front aspect and a radiator.

## Bedroom Two

11' 8" x 8' 6" ( 3.56m x 2.59m )

Double glazed window to the front aspect and a radiator.

## Bathroom

8' 9" x 5' 6" ( 2.67m x 1.68m )

Enclosed WC, sink with a chrome tap, tiled splash back, bath with shower attachment, part tiled walls, extractor fan, electric heater and tiled flooring.



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## Duke Street, Ipswich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious, two bedroom, second floor apartment
- Lounge with Juliet balcony

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1361.81

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£90,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
IPS120236 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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